



City of New Bedford
ZBA SPECIAL PERMIT APPLICATION

CASE # *4245*

1. SUBMITTAL CHECKLIST

The following documentation must be submitted, in duplicate (1 Original and 11 Copies):

Have you included...			Planning staff review finds...	
Yes	No		Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Completed and Signed Application</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	An <u>Existing Conditions Site Plan</u> , drawn to a scale not less than 1 inch: 40 feet, identifying positioning of existing structures must be provided. Your site plan must show footprint and dimensions of rear, front and side distances between structure(s) and boundary lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Proposed Site Plan</u> showing all proposed alterations or additions with side, front and rear set property lines identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sub-Division Plans</u> if Applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Certified Abutter's List</u> prepared by planning staff and certified by the Assessor's Office.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Plot Plan</u> as provided through Department of Inspectional Services or through the Assessor's Office (in person or online through parcel lookup).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Filing Fee</u> in check form made payable to the City of New Bedford.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of <u>Building Permit Rejection Packet</u> (Containing Rejected Building Permit and all information submitted with Building Permit Application)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Owner's Verification</u> including owner's signature and parcel deed for all involved parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Development Impact Statement (DIS)</u> , if required (per Chapter 9 section 5350 of the City of New Bedford Zoning Code)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Official Use Only:

Review of submittal compliance performed by *[Signature]* of the city's Division of Planning.

Staff review found the application packet to be complete incomplete on this date: _____.

This is page 1 of your ZBA Application.

Please remove the instruction pages when submitting your completed application packet but keep this as your first page.

2. SPECIAL PERMIT SPECIFICS

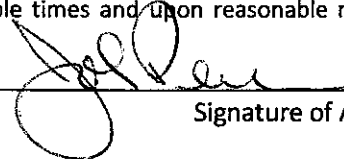
The undersigned petitions the New Bedford Zoning Board of Appeals [ZBA] to grant a SPECIAL PERMIT in the manner and for the reasons set forth here under the provisions of the city's zoning ordinance to the following described premises:

APPLICATION SUMMARY (PLEASE PRINT)

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	117	LOT(S)#	26
REGISTRY OF DEEDS BOOK #:	11697	PAGE #	300
PROPERTY ADDRESS: 331 - 337 Wood Street			
ZONING DISTRICT: RB			
OWNER INFORMATION			
NAME: JMP Property & Development, LLC			
MAILING ADDRESS: 24 Jocelyn Street, New Bedford, MA 02745			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: <i>Check one:</i>	OWNER <input checked="" type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER <i>Describe</i> <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	774-263-0723		
EMAIL ADDRESS:	jmpdev@comcast.net		

CITY CLERKS OF EIGHT
NEW BEDFORD, MA
2016 AUG 25 P 2:30
CITY CLERK

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give planning division staff and ZBA members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.



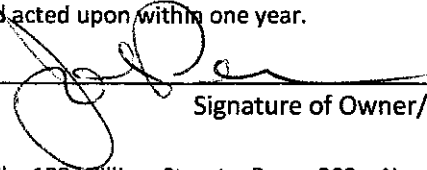
Signature of Applicant/s

8.24.16

Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the special permit must be recorded and acted upon within one year.



Signature of Owner/s

8.24.16

Date

APPLICATION SPECIFICS

DIMENSIONS OF LOT/S:	FRONTAGE 40	DEPTH 80	AREA in SQ FT		
EXISTING BUILDING/S	# OF BLDGS 1	EXISTING SIZE 39' x 60'	TOTAL SQ FT BY FLOOR 2,340 / 1,560	NUMBER OF FLOORS 2	TOTAL SQ. FT ENTIRE STRUCTURE 3,900
	# OF DWELLING UNITS 2		# OF BEDROOMS 4		
PROPOSED BUILDING/S	# OF BLDGS 1	PROPOSED SIZE 39' x 60'	TOTAL SQ FT BY FLOOR 2,340 / 1,560	NUMBER OF FLOORS 2	TOTAL SQ. FT ENTIRE STRUCTURE 3,900
	# OF DWELLING UNITS 3		# OF BEDROOMS 6		EXTENT OF PROPOSED ALTERATIONS
EXISTING USE OF PREMISES:	2-Residential Units / 1-Repair Shop				
PROPOSED USE OF PREMISES:	3-Residential Units				
EXPLAIN WHAT MODIFICATIONS YOU ARE PROPOSING THAT NECESSITATE THE REQUESTED SPECIAL PERMIT:	<u>Covert existing repair shop on the west side of the first floor to a residential unit,</u> <u>relocate and install (2) two new egress windows on the west wall for building code</u> <u>compliance.</u>				

If there's a commercial use existing and/or proposed, please complete the following:

	EXISTING	PROPOSED
NUMBER OF CUSTOMERS PER DAY	N/A	N/A
NUMBER OF EMPLOYEES	N/A	N/A
HOURS OF OPERATION	N/A	N/A
DAYS OF OPERATION	N/A	N/A
HOURS OF DELIVERIES	N/A	N/A
FREQUENCY OF DELIVERIES (Check frequency)	<input type="checkbox"/> DAILY <input type="checkbox"/> WEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> OTHER	<input type="checkbox"/> DAILY <input type="checkbox"/> WEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> OTHER

If you are also requesting site plan review and special permit/s from the planning board, please specify here:

Special Permit - reduction in parking, Planning Board



3. PARCEL LEGAL DOCUMENTATION

Title Reference to Property 331 - 337 Wood Street
(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

Is the applicant also the owner? Yes No

If no, please attach the following three items to your application and indicate they are attached:

A notarized authorization letter on letterhead from the owner to tenant/buyer for application of this permit.

If the Applicant is Not the Owner, Provide:

A copy of the Purchase & Sale Agreement or lease, where applicable.

A copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

4. REQUIRED FINDINGS FOR GRANTING A SPECIAL PERMIT

City of New Bedford Code of Ordinances Chapter 9 Section 5320 requires the ZBA to find the benefit to the City and the neighborhood outweighs the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site.

This determination includes consideration of each of the following:

- A** Social, economic, or community needs which are served by the proposal
- B** Traffic flow and safety, including parking and loading
- C** Adequacy of utilities and other public services
- D** Neighborhood character and social structures
- E** Impacts on the natural environment
- F** Potential fiscal impact, including impact on City services, tax base, and employment

The full text of New Bedford Code of Ordinances can be accessed from: www.newbedford-ma.gov

Because the ZBA must be able to articulate their findings on each of the items listed above in order to grant a special permit, you must make your case as to HOW your application affects each of the criteria for consideration. ***This is an extremely important question and it is recommended that you answer this VERY carefully.*** You may use an additional sheet if needed.

A Describe any social, economic, or community needs which are served by your proposal:

By converting the repair shop to a residential unit there is traffic relief to the neighborhood, creating housing and economic stimulus.

B Describe how traffic flow and safety, including parking and loading, are addressed in your proposal:

By converting the repair shop to a residential unit there is traffic relief to the neighborhood, the lot allows for (4) four off street parking spaces at the rear of the building.

C

Describe the utilities and other public services necessary for your proposal, and explain how these are adequately available for your proposal:

No new utilities are required, the existing utilities provide adequate service to the structure for the proposed use.

D

Describe the neighborhood character and social structures surrounding your proposed location, and how your proposal will fit in this area:

The area is a thickly populated residential neighborhood made up of single family, (2) two family, and multi-family dwellings with a public park, Brooklawn Park (1) one block south and a middle school, Normandin (2) blocks north of this location; this proposal blends with the surrounding neighborhood.

E

Describe any impacts on the natural environments your proposal may have:

There is no proposed building footprint increase, by converting the repair shop to a residential unit all work will occur on the interior of the structure with the exception of relocating and installing (2) two new windows on the west wall to allow for proper egress and code compliance.

F

Describe any potential fiscal impact, including impact on City services, tax base, and employment your proposal may have:

The proposed alteration does not impact the city, the city will not need to provide any additional services that it does not already provide; the proposed alteration actually provides traffic relief to the neighborhood

*

Please review the section(s) of the zoning ordinance under which your Special Permit request is made, there may be additional criteria required for your request.

Describe how your proposal meets any additional criteria required under zoning ordinance:

The proposed alteration does not substantially change nor does it create a more detrimental impact than the existing nonconforming structure to the neighborhood because all the work is occurring on the interior or a building with that blends in with the character of existing building in the neighborhood.

**Development Impact Statement
For
331-337 Wood Street
New Bedford, MA**

Property History:

The existing property consists of one (1) two story building with a residential unit on the second floor and a residential unit on the east side and a repair shop on the west side of the first floor that was erected around 1925. The building is located in the North end of New Bedford on the corner of Waldo and Wood Street; Lot 26, Map 117 with an area of 0.078 acres or 3,200 sf and is zoned as a RB use. The structure is of a raised residential unit over a storefront style building, having brick and stucco in the first floor and vinyl siding on the exterior with an asphalt single roof on the second floor and a tar built-up roof on the lower east side living unit. The structure is comprised of 2,340 sf. on the first floor 1,560 sf. on the second floor giving it a total of 3,900 gross sf.

Proposed Project:

The proposed project is to convert the repair shop on the west side of the first floor in to a (2) two-bedroom residential unit and a laundry facility for the building tenants at the rear of the existing building. There will be no building footprint increase in order to accomplish such alteration.

Site:

The existing site provides for (4) four off street parking spots as two (2) rows of two (2) stacked parking spaces on an area that is 20'-0" wide x 40'-0" deep.

Development Impact:

The conversion of the repair shop creates a relief to a thickly populated residential area by eliminating additional traffic flow for pickup deliveries and customer and employee parking. This conversion does not create any additional request for city services, if anything it actually reduces the hazard rating of the structure.

Scheduled Improvements

Other proposed improvements are to the exterior of the building which is to relocate and replace (2) two windows on the west side (Waldo Street) down to street level to provide the required means of egress for the bedrooms as required by the Commonwealth of Massachusetts State Building Code.



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY			
MAP #	117	LOT(S)#	26
ADDRESS: 331 - 337 Wood St			
OWNER INFORMATION			
NAME: JMP Property & Development LLC			
MAILING ADDRESS: 24 Jocelyn St N.B. 02745			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	774 263 0723		
EMAIL ADDRESS:	JMPDEV@comcast.net		
REASON FOR THIS REQUEST: Check appropriate			
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input type="checkbox"/>	PLANNING BOARD APPLICATION		
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input type="checkbox"/>	LICENSING BOARD APPLICATION		
<input type="checkbox"/>	OTHER (Please explain):		

PLANNING DEPARTMENT
 JUL 22 2016
 CITY CLERKS OFFICE
 NEW BEDFORD, MA
 2016 AUG 25 P 12: 31


Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

This sheet is NOT part of your ZBA application but you will need to submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Carlos Amado
 Printed Name


 Signature

7/28/2016
 Date

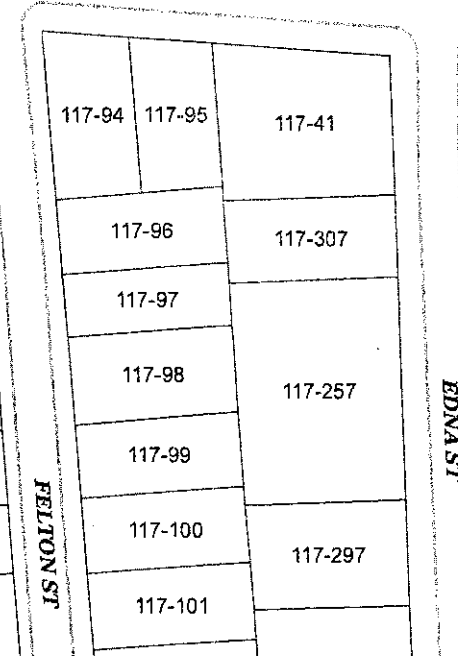
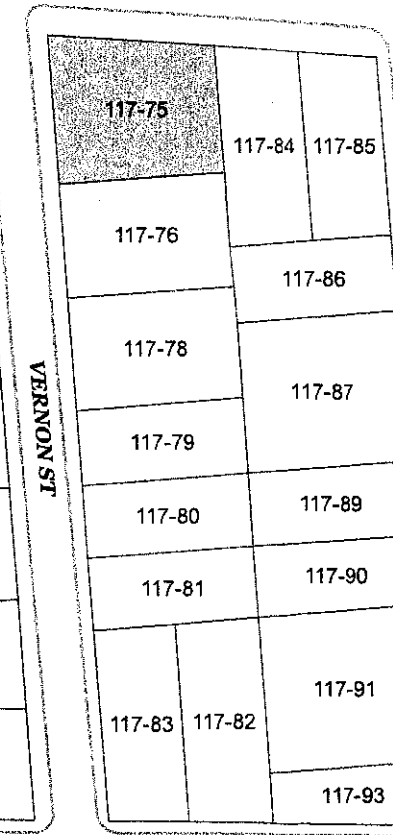
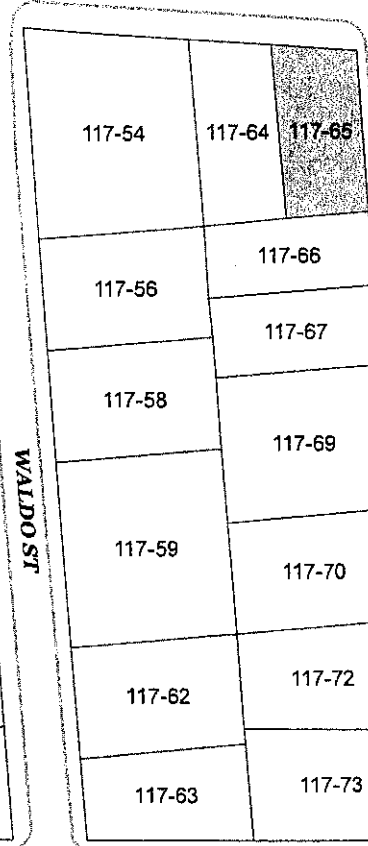
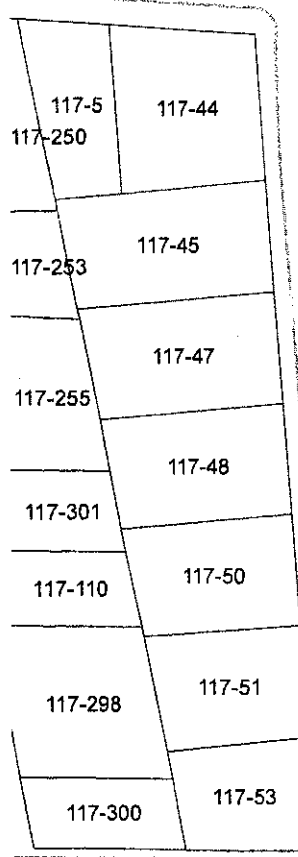
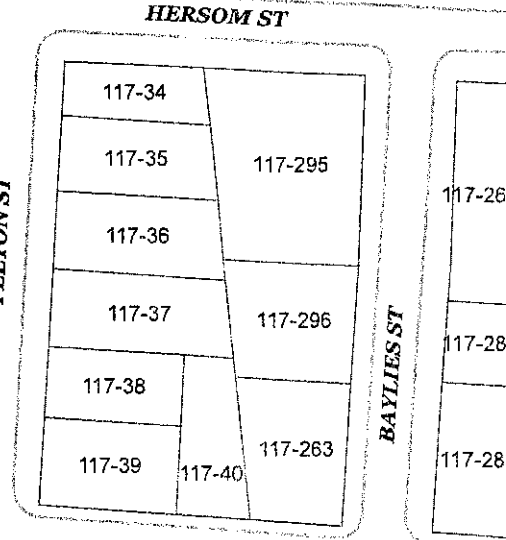
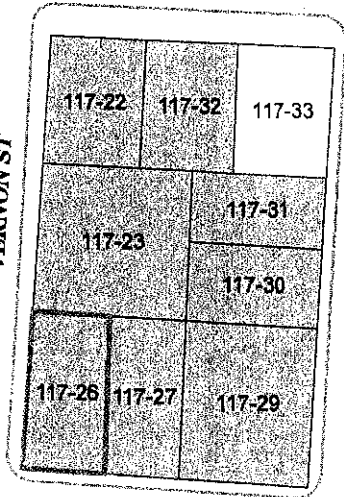
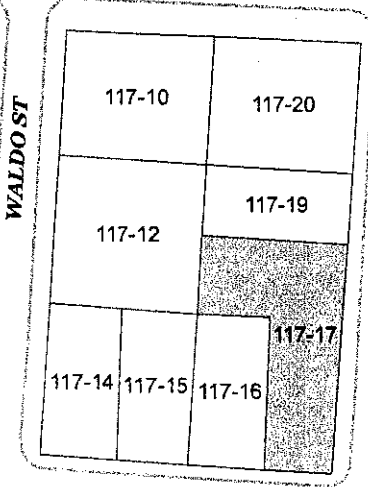
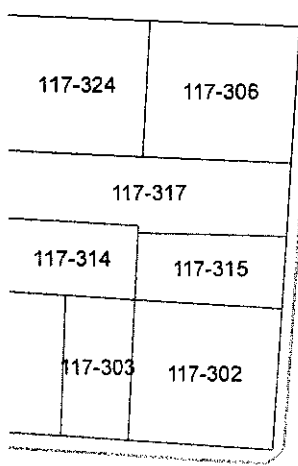
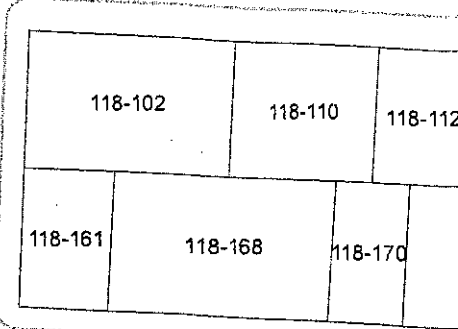
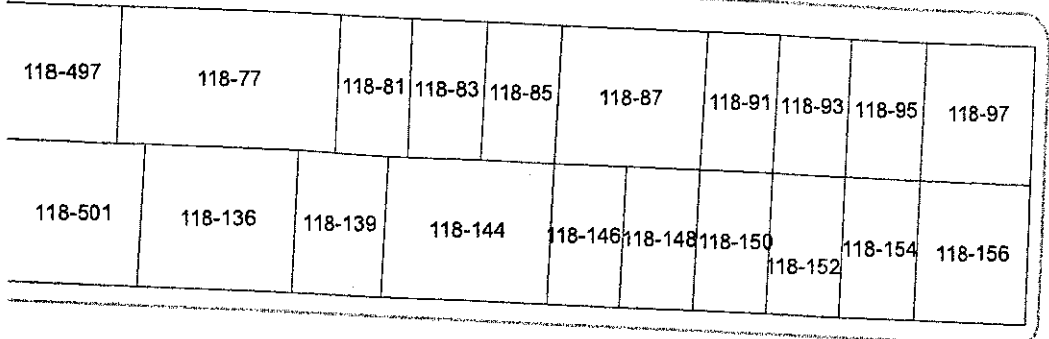
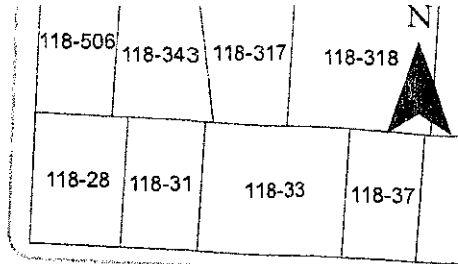
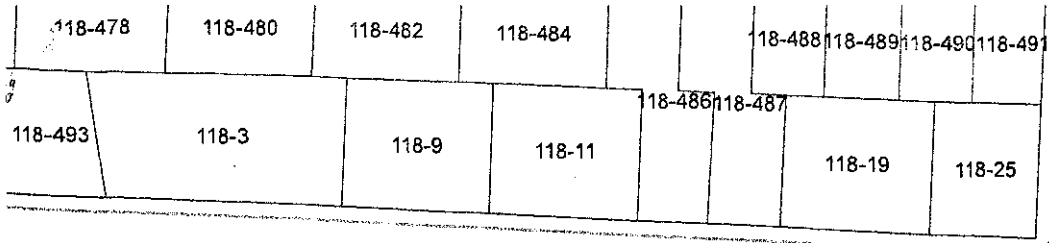
July 25, 2016

Dear Applicant,


Please find below the List of Abutters within 300 feet of the property known as 331-337 Wood Street (117-26). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
117-30	25 FELTON ST	JMP PROPERTY & DEVELOPMENT LLC, 24 JOCELYN STREET NEW BEDFORD, MA 02745
117-23	60 VERNON ST -62	DEMEDEIROS ELIZABETH, 562 ELM STREET S DARTMOUTH, MA 02748
117-27	325 WOOD ST	BRIZARD PATRICK A, BRIZARD CHRISTINE 325 WOOD ST NEW BEDFORD, MA 02745
117-26	331 WOOD ST -337	KAMPERSAL LISE C 'TRS', DABROWSKI PAULA L 'TRS' 254 JORDAN ROAD PLYMOUTH, MA 02360
117-65	340 WOOD ST	CABRAL ELIZABETH A, CABRAL MICHAEL 340 WOOD STREET NEW BEDFORD, MA 02745
117-31	27 FELTON ST -29	RITA JAIME M, RITA ANN E 27 FELTON STREET NEW BEDFORD, MA 02745
117-32	294 HERSOM ST -296	MACHADO ANA, 294 HERSOM ST NEW BEDFORD, MA 02745
117-22	70 VERNON ST -72	NOPPER GEORGETTE J, 12 LAMBETH PARK DRIVE FAIRHAVEN, MA 02719
117-17	341 WOOD ST	CONCANNON RAYMOND J, CONCANNON STEPHANIE C 341 WOOD ST NEW BEDFORD, MA 02745-5667
117-29	321 WOOD ST	CAUBLE KRISTINE, 321 WOOD STREET NEW BEDFORD, MA 02745
117-75	324 WOOD ST	HOMEM GUILHERME O, HOMEM CLOTILDE C 324 WOOD ST NEW BEDFORD, MA 02745



Legend

 Abutters to 117-26

Location: 331 337 WOOD ST

Parcel ID: 117 26

Zoning: RB

Fiscal Year: 2016

Current Owner Information:

KAMPERSAL LISE C `TRS`
DABROWSKI PAULA L `TRS`
254 JORDAN ROAD

PLYMOUTH, MA 02360

Current Sales Information:

Sale Date:

09/27/2001

Sale Price:

\$100.00

Card No. 1 of 1

Legal Reference:

5167-213

Grantor:

KAMPERSAL, LISE C

This Parcel contains 0.078 acres of land mainly classified for assessment purposes as Mix Res-Com with a(n) MIXED USE style building, built about 1925, having Vinyl exterior, Asphalt Shingles roof cover and 3744 Square Feet, with 2 unit(s), 10 total room(s), 4 total bedroom(s) 2 total bath(s), 0 3/4 baths, and 1 total half bath(s).

Building Value:

142200

Land Value:

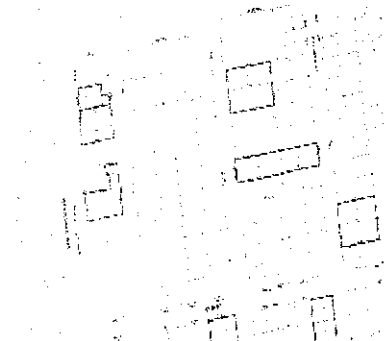
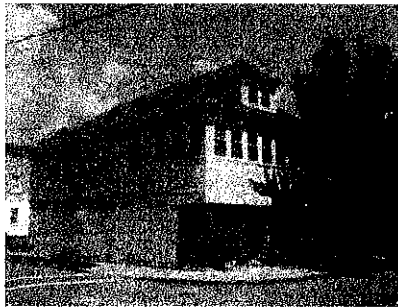
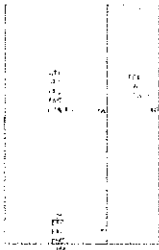
77800

Yard Items Value:

0

Total Value:

220000



Fiscal Year 2016

Tax Rate Res.: 16.49

Tax Rate Com.: 35.83

Property Code: 013

Total Bldg Value: 142200

Total Yard Value: 0

Total Land Value: 77800

Total Value: 220000

Tax: \$5,116.98

Fiscal Year 2015

Tax Rate Res.: 15.73

Tax Rate Com.: 33.56

Property Code: 013

Total Bldg Value: 142200

Total Yard Value: 0

Total Land Value: 77800

Total Value: 220000

Tax: \$4,833.51

Fiscal Year 2014

Tax Rate Res.: 15.16

Tax Rate Com.: 31.08

Property Code: 013

Total Bldg Value: 149400

Total Yard Value: 0

Total Land Value: 74500

Total Value: 223900

Tax: \$4,641.89

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

DOC 00011472

6423

BK 11677 RG 0001ct

RECORDED ON

On: May 26, 2016 at 01:11P

QUITCLAIM DEED

We, LISE C. KAMPERSAL, PAULA L. DABROWSKI and PHILIP A. CORMIER, individually and as Trustees of the LPP REALTY TRUST, under Declaration of Trust dated September 7, 2001, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 5167, Page 205, of 254 Jordan Road, Plymouth, Massachusetts 02360

for consideration paid, and in full consideration of One Hundred Forty-Seven Thousand Dollars (\$147,000.00)

grant to JMP PROPERTY & DEVELOPMENT, LLC, a Massachusetts Limited Liability Company with a principal place of business located at 24 Jocelyn Street, New Bedford, Massachusetts 02745

with QUITCLAIM COVENANTS

the land, with any building(s) thereon, located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

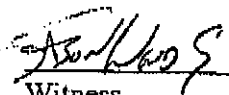
BEGINNING at the southwest corner of this lot at the intersection of the east line of Vernon Street with the north line of Wood Street;
Thence Northerly in said east line of Vernon Street, eighty-five (85) feet to Lot No. 22 on plan of Westby Park, so called;
Thence Easterly by said Lot No. 22, forty (40) feet to Lot No. 25 on said plan;
Thence Southerly by said Lot No. 25, eighty-five (85) feet to the north line of Wood Street;
Thence Westerly in said north line of Wood Street, forty (40) feet to the place of beginning.
CONTAINING 12.49 square rods, more or less.

Property Address: 331-337 Wood Street, New Bedford, Massachusetts 02745.

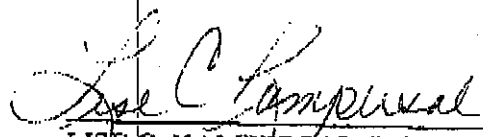
The grantors herein hereby release any and all homestead rights that they may have in the above-described property and certify that no other person is entitled to claim the benefit of an existing estate of homestead.

Being a portion of the premises described in a deed to the grantors herein dated September 7, 2001, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 5167, Page 213 (Being Parcel Two therein).

WITNESS my hand and seal this ²⁰ day of May, 2016.



Witness



LISE C. KAMPERSAL, Individually and as
Trustee of the LPP REALTY TRUST

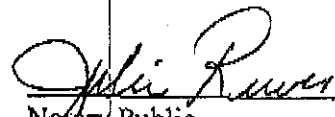
STATE OF NEW MEXICO

Bernalillo County, ss.

May 20, 2016

Then personally appeared the above-named LISE C. KAMPERSAL, Individually and as Trustee of the LPP REALTY TRUST, who proved to me through satisfactory evidence of identification which was *Massachusetts Driver's License*

to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose before me,



Notary Public
My commission expires: *11-9-2017*